



CITY OF FORT LAUDERDALE

**BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
NOVEMBER 10, 2020  
8:30 A.M.**

**Staff Present:**

Tasha Williams, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Doris Coleman, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Yvette Cross Spencer, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Mario Carrasquel, building Inspector  
Alejandro DelRio, Building Inspector  
Leonardo Martinez, Building Inspector  
Jorge Martinez, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Joe Pasquariello, Assistant Building Official  
Mary Rich, Building Inspector  
Jose Saragusti, Building Inspector  
Hector Suarez, Building Inspector

**Respondents and witnesses**

BE20040019: Dennis Brooks, owner  
BE20040089: Marie Gertha Bastien, owner; Dana Bastien, owner's daughter  
BE20040090: Justin Fiorilli, attorney  
BE20040122: Margaux Fiori  
BE20040152; BE20040150: Courtney Crush, attorney  
BE20040206: William McLaren, owner  
BE20060279: Brian Krpata, project manager  
CE20010077: Charles Link, owner; Jonathan Louis Braverman  
BE20070312: Anna Jaime  
BE20050185: Inderpal Kanwal, owner  
CE20020480: McKay Ferrell  
BE20050429: Michael Salus  
CE19050315: Vodregue Mergilles, owner  
BE20060144: Tim Hackett, owner  
CE19042567: Michael Rauf; Janna Roth, attorney  
BE20050126: Niccolo Ciccaglione, owner  
CE19061352: Gerrard d'Offay, owner  
BE20030025: Charles Seeds  
BE19110014: Lucielo Brown; Bruce Williams  
BE20070133: Paul Preste, owner  
CE19051788: Alexandre Pussieldi  
CE19060972: Gabriel Dobrin  
BE20080172; BE20080203: Robert Cardonne; Kevin Butts

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

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The meeting was called to order at 8:49 A.M.

**Case: CE20020480**

1105 NE 13 ST

Owner: 1103 ACQUISITION LLC  
% ROSCHMAN ENTERPRISES

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO: NEW WOOD FENCE INSTALLED. NEW WOOD PARTITION (INCLUDING ELECTRICAL) AND WOOD DECK INSIDE THE BUILDING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

McKay Ferrell agreed.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE20060144**

1919 NW 19 ST, # 101

Owner: SPG PARKWAY LLC % ONE TOWER BRIDGE

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-12101994 #101 AND 102, INSTALL EXIT DOOR AND OPENING  
BETWEEN #101 AND #102

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Tim Hackett, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20070133**

2985 N OCEAN BLVD

Owner: PRESTE CORP

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

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VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-11080058 INTERIOR RE INSTALLATION OF APPLIANCES

Inspector DelRio said the owners were not going to complete the project for which the permit had been pulled. He presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$50 per day.

Paul Preste, owner, stated they were selling the Publix property and would demolish the site.

Judge Purdy Found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day.

**Case: BE20040089**

140 BERKELEY BLVD

Owner: BASTIEN, MARIE GERTHA

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-06011222 - REROOF SHINGLE 1800SF & FLAT 600SF

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Dana Bastien, daughter of the owner, Marie Gertha Bastien, said her mother had not been aware of the expired permits. She stated her mother could not afford to hire a new contractor and the contractor who had repaired the roof would not respond to her calls.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE20040090**

145 FIESTA WAY

Owner: NODINE MOTOR CO INC

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18032558 - NEW SEAWALL CAP 85 LF AND DOCK 85 LF

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Justin Fiorilli, attorney, said they were in a lawsuit with the contractor, and part of the lawsuit included the contractor pulling the permits. He requested 63 days.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE20050185**

920 INTRACOASTAL DR, # 1201

Owner: KANWAL, INDERPAL & KANWAL, HARPREET

Service was via posting at the property on 10/26/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

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VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18120311 - # 1201 INTERIOR RENOVATION

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Inderpal Kanwal, owner, said he would inform the contractor that they had 42 days.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20050126**

2700 NE 57 CT

Owner: NICO'S 2700 LLC

This case was first heard on 5/8/20 to comply by 5/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Niccolo Ciccaglione, owner, said this had been an emergency seawall repair. They had obtained emergency approval from Broward County to address the collapsing seawall. The City had issued a Stop Work Order and the contractor left the property until they had permission from the City to return and remove the blocks. Mr. Ciccaglione noted that the blocks weighed 100 pounds apiece.

Leonardo Martinez, Building Inspector, said the workers on the site had informed him that a truck was on the way to remove the blocks from the swale, but the blocks had remained for several days.

Judge Purdy imposed the \$1,600 fine.

**Case: CE19060972**

5200 NW 31 AVE

Owner: VILLAS AT LAKEVIEW CONDO ASSN IN

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Gabriel Dobrin said the permits were closed as of March 12, 2020. He produced screenshots from the City's system. Mr. Dobrin said the delay had been caused by a prior contractor and they had acted as soon as they were aware of the open permit.

Judge Purdy imposed the \$950 fine.

**Case: BE20040150**

229 S FT LAUD BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

Service was via posting at the property on 10/29/20 and at City Hall on 10/27/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-06060268 - DISCONNECT/ RECONNECT GENERATOR FOR REPAIR

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine

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of \$50 per day.

Courtney Crush, attorney, requested time to address the permits.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE20040152**

219 S FT LAUD BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

Service was via posting at the property on 10/29/20 and at City Hall on 10/27/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-08102081 - REPLACE 16 -(6 TON PKG UNITS) & 16 THERMOSTATS

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: BE20060279**

425 SW 4 AVE 201

Owner: HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

This case was first heard on 6/26/20 to comply by 6/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, recommended imposition of the fine.

Brian Krpata, project manager, said he had followed the advice of Inspector Saragusti. He mentioned that he had sent workers home due to a Covid outbreak the day he was notified by Inspector Saragusti of the violations. He requested a reduction in the fines.

Inspector Saragusti stated hard costs totaled \$575.

Judge Purdy imposed a fine of \$575 for the time the property was out of compliance.

**Case: CE19061352**

2730 SW 19 ST

Owner: D'OFFAY, DAPHNE C & GERARD M

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended imposition of the fines.

Gerrard d'Offay, owner, stated he had applied for the permit on 11/20/19 but the application was voided on 11/20/19. He said they had created a master permit and discussed the need for a variance for the patio awning. His variance application had been delayed due to Covid-19. He said they now intended to apply for separate permits instead of a master permit covering all of the items. He stated the "patio cover is still with Zoning."

Chief Building Inspector George Oliva requested the case be extended for 90 days because Mr. d'Offay was going back

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to the Board of Adjustment regarding his variance request.

Judge Purdy granted a 91-day extension.

**Case: BE-19110014**

2960 NW 19 ST

Owner: SP BROWARD GARDENS LP

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-12080924 - RENOVATION OF CLUBHOUSE(AFFORDABLE HOUSING)

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Bruce Williams said the work was done several years ago and requested a 90-day extension to contact the original contractor.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

The following two cases for the same owner were heard together:

**Case: BE20080172**

5510 NW 10 TER

Owner: 5512 NW 10 TERR LLC

This case was first heard on 8/18/20 to comply by 8/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, recommended imposition of the fines.

Robert Cardonne said the employee to whom Inspector Saragusti spoke regarding the violations did not pass the information on. They received notice via certified mail on 8/25 and immediately contacted Inspector Saragusti. One violation was complied on 8/25 and the other was complied on 8/31. He requested reconsideration of the start date of the fines.

Judge Purdy imposed a fine of \$3,000 for the time the property was out of compliance.

**Case: BE20080203**

5512 NW 10 TER

Owner: 5512 NW 10 TERR LLC

This case was first heard on 8/25/20 to comply by 8/25/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, recommended imposition of the fines.

Judge Purdy imposed the \$300 fine.

**Case: CE19042567**

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2599 N FEDERAL HWY

Owner: 3157 INC

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Janna Roth, attorney, requested additional time on behalf of her client. She said the owner had a plan prepared and had retained a general contractor but was waiting for him to submit the plans. She requested 60 days.

Mario Carrasquel, Building Inspector, said the case had been going on for a long time. He suggested 42 days.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

**Case: BE20050429**

1109 SE 11 ST

Owner: HOUSE AT 1109 SE 11TH ST LLC

This case was first heard on 5/28/20 to comply by 5/28/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Michael Salus said a neighbor had repeatedly called in violations on this site. He explained how they moved unwanted material off the site and said he wanted to put this to rest.

Leonardo Martinez, Building Inspector, said there had been rebar and other materials on the sidewalk when he inspected.

Judge Purdy imposed the \$450 fine.

**Case: CE19051788**

3102 SW 15 CT

Owner: PUSSIELDI, ALEXANDRE

This case was first heard on 11/12/19 to comply by 1/14/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, recommended reducing the fines to \$575 to cover administrative costs.

Alexandre Pussieldi, owner, agreed.

Judge Purdy imposed a fine of \$575 for the time the property was out of compliance.

**Case: BE20070312**

629 NW 14 WAY

Owner: CDH MANAGEMENT LLC

This case was first heard on 7/23/20 to comply by 7/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$275 to cover administrative costs.

Anna Jaime agreed.

Judge Purdy imposed a fine of \$275 for the time the property was out of compliance.

**Case: BE20030025**

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2800 W BROWARD BLVD

Owner: TWELVE SAC SELF-STORAGE CORP

This case was first heard on 3/7/20 to comply by 3/7/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$37,000 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, said a pile of dirt had obstructed the sidewalk for several days.

Charles Seeds said they had hired a company for the irrigation system and they had left dirt on the sidewalk. He said there had been a weather delay in the work on the site, which also included new curbing. He requested a reduction in the fines.

Inspector Martinez said he had visited the property several times and spoken to the manager of the company and someone from the sprinkler company, but no one had acted to comply.

Judge Purdy imposed a fine of \$15,000 for the time the property was out of compliance.

**Case: BE20100050**

315 SE 7 ST

Owner: FAZIO, D FREDRICO

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: BE20040019**

7 NE 16 ST

Owner: BROOKS FAMILY PROPERTIES LLC

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-06052615 RE-ROOF 40 YEAR SHINGLE

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20050194**



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920 NE 20 AVE

Owner: TOTERA, LUIGI & LILLIAN H

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-19010827 ATF AC CHANGEOUT 3 TON

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20040037**

54 ISLE OF VENICE # 10

Owner: BARTOLOTTA, JONATHAN C

Service was via posting at the property on 10/26/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-09031120#10 ATF AC REPLACEMENT 2.5TON PKG UNIT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20040062**

110 SW 30 AVE

Owner: WILLIAMS, RICKY E

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-11062110 CHANGE CARPORT INTO GARAGE AND NEW WINDOWS AND

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20040173**

237 CITY VIEW DR

Owner: RADAKER, JOHN

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

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VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-15080144 - CHANGE OUT 3 TON SPLIT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE-19111340**

916 N VICTORIA PARK RD 1-5

Owner: 53 VICTORIA PARK LLC

Service was via posting at the property on 10/26/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1.(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS WORK THAT HAS BEEN DONE WITHOUT PERMIT INCLUDING BUT NOT LIMITED TO:

THERE IS A NEW FENCE THAT WAS INSTALLED WITHOUT THE REQUIRED PERMITS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Later in the meeting, Ms. Hasan pointed out that photographic evidence was needed for a violation regarding work without permits and no such evidence had been provided. Judge Purdy vacated the order and the case would be rescheduled.

**Case: CE20021074**

1432 NW 3 AVE

Owner: ARI PROPERTY FUND LLC

Service was via posting at the property on 10/26/20 and at City Hall on 10/27/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED

TO:

THERE IS A NEW ROOF

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Later in the meeting, Ms. Hasan pointed out that photographic evidence was needed for a violation regarding work without permits and no such evidence had been provided. Judge Purdy vacated the order and the case would be rescheduled.

**Case: BE20060171**

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2021 NW 10 AVE

Owner: BOYD, JEANETTE

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-13020388 ADD SECURITY DOORS TO CARPORT ONLY

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060226**

2212 SW 13 ST

Owner: CATO, WENDELL H/E CATO, VENIE

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-18101426 - ATF: REPLACE 180 LF WOOD FENCE

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060228**

2200 N OCEAN BLVD

Owner: 2200 FORT LAUDERDALE BEACH MASTER ASSN

Service was via posting at the property on 10/29/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-15042268 - MITIGATION TO BP 15020582

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060274**

2501 DEL LAGO DR

Owner: MAE'S TR

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

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VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18071532 INT.DEMO 1000 SQ FT

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060287**

2600 SW 12 TER

Owner: THABILE PROPERTIES LLC

Service was via posting at the property on 10/27/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-06021391 - ADD SERVICE TO LAUNDRY ROOM

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060310**

2701 N OCEAN BLVD, # 11D

Owner: NOEL, TRACY F

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-19032530 - #11D REPLC ELEC WATER HEATER 30 GALS

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20070029**

2841 N OCEAN BLVD, #1003

Owner: CACERES, BLANCA A

Service was via posting at the property on 10/29/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-19020743 #1003 FLOORING IN MASTER BATH 40 SF

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of

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\$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20070088**

2901 VISTAMAR ST

Owner: TRANQUILO HOTEL LLC

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-15042065 - KIT CABINET REPLACEMENT IN 12 UNITS

PM-15061603 - 12 UNIT NEW AC REPLACEMENT BP 15042065

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20070112**

3000 E SUNRISE BLVD, # 16G

Owner: AMATO, PIETRO & JOSEPHINE

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-18102233 ATF:#16G REPLACE 10 WINDOWS AND 1 DOOR

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20080008**

4250 GALT OCEAN DR, # 2T

Owner: LIGHTBODY, CHARLES

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-19020735 #2T REPLACE 1 IMPACT DOOR

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20080098**

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5900 NE 22 WAY, # 801  
Owner: KENO, BRUCE

Service was via posting at the property on 10/28/20 and at City Hall on 10/27/20.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-19020482 # 801 AC CHANGEOUT

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20050359**

1915 SW 5 CT  
Owner: LENNAR HOMES LLC

This case was first heard on 5/22/20 to comply by 5/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$500 fine.

**Case: BE20060162**

3217 NE 40 ST  
Owner: COTTON, GLENN

This case was first heard on 6/10/20 to comply by 6/10/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,750 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$3,750 fine.

**Case: BE20060009**

2424 AQUA VISTA BLVD  
Owner: 2424 AQUAVISTA LLC

This case was first heard on 6/1/20 to comply by 6/1/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,950 fine.

**Case: BE20080196**

401 LIDO DR  
Owner: 401 LIDO LLC

This case was first heard on 8/25/20 to comply by 8/25/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,000 fine.

**Case: BE20050363**

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717 NE 5 TER

Owner: FLAGLER VILLAGE LAND TR  
GREENFIELD, STEVEN B TRUSTEE

This case was first heard on 5/22/20 to comply by 5/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$800 fine.

**Case: BE20060008**

432 COCONUT ISLE DR

Owner: NUNO BEIRA REV TR BEIRA, NUNO TRUSTEE

This case was first heard on 5/31/20 to comply by 6/1/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,200 fine.

**Case: BE20060071**

116 S FEDERAL HWY

Owner: LAS OLAS WALK Owner LP

This case was first heard on 6/4/20 to comply by 6/4/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,500 fine.

**Case: BE20080060**

401 LIDO DR

Owner: 401 LIDO LLC

This case was first heard on 8/5/20 to comply by 8/5/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,000 fine.

**Case: BE20080185**

401 LIDO DR

Owner: 401 LIDO LLC

This case was first heard on 8/22/20 to comply by 8/22/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,500 fine.

**Case: BE20080187**

2312 SEA ISLAND DR

Owner: WOLF, DAVID

This case was first heard on 8/22/20 to comply by 8/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$600 fine.

Judge Purdy accepted page 19 into evidence listing the complied, closed and rescheduled cases.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

BE20040206                      CE19080984                      BE20040031                      BE20040032  
BE20040122

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19050315

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

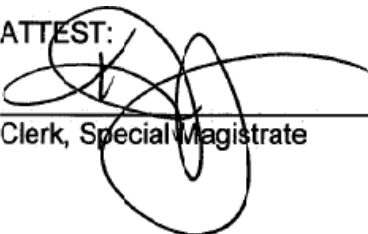
**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:01 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate